

ATTACHMENT A
HVAC PROJECT SUMMARY REPORT
December 7, 2004

Following is an updated summary of eleven HVAC projects currently in process.

BACKGROUND INFORMATION:

In FY 2001-02 and 2002-03 the Board approved eleven (11) Capital Improvement Program (CIP) projects to upgrade the HVAC systems at various County facilities. The HVAC systems at these facilities were failing due to deterioration and age. Modification and/or replacement with higher energy efficient equipment would reduce operating and maintenance costs, and improve the reliability of the systems. In FY 2001-02 the Board approved \$3,135,000 for six (6) HVAC projects using one-time funding and in FY 2002-03 an additional \$2,680,000 of one-time funding was approved for four (4) projects. Another project was approved using \$500,000 from Justice Facility Reserve Funds, for a total of \$6,315,000 for all eleven projects. Project cost estimates were based on consultant estimates.

As design contracts were approved and the design of these projects progressed, the scope of work was more fully defined. During the design phase of these projects, additional problems and deficiencies were identified with each HVAC system, which revised the project costs. On May 13, 2003 and July 20, 2004, the Board received HVAC Project Summary Reports, which updated the Board on the revised project estimates.

The 2003-04 CIP budget included the HVAC project costs based on Board direction as a result of the May 13, 2003 HVAC Project Summary Report. Six of the HVAC projects have been completed, the bidding phase is completed for the Chino project, the design phase is completed for the Central Juvenile Hall and Redlands projects, and the consultant selection process is completed for the Central Detention Center project and underway for the Information Services project.

The prioritized HVAC projects, their project scope, project status, and respective budget changes are shown below and summarized on the table that follows:

1. Central Juvenile Hall (Phase I), 900 E. Gilbert St., San Bernardino – Replace two chillers: Project complete. Project budget was \$200,000 and project cost was \$200,000.
2. District Attorney, 316 N. Mt View Ave., San Bernardino – Replace HVAC system: Project complete. Project budget was \$803,300 and project cost was \$791,062. Of the \$12,238 savings on this project, \$9,578 has been used to cover an overage on the Information Services HVAC project, Priority #4 and \$2,660 was used for the Chino Courthouse Replace Air Handlers project, Priority #9.
3. Redlands Museum, 2024 Orange Tree Lane, Redlands – Replace HVAC system: Project complete. Project budget was \$1,000,400 and project cost was \$1,000,400.

4. Information Services, 670 E. Gilbert St., San Bernardino – Replace Chillers and Pumps: Project complete. Project budget was \$366,800 and project cost was \$376,378. The additional cost of \$9,578 was a result of having to provide temporary air conditioning due to the failure of the old units before construction commenced. The change order was covered from the savings on the District Attorney HVAC project priority #2.
5. Central Detention Center (Phase I), 630 E. Rialto Ave., San Bernardino – Replace Chillers, Cooling Towers and Pump: Project complete. Project budget was \$670,150 and project cost was \$670,150.
6. Fontana Complex, 17830 Arrow Blvd., Fontana: Project complete. Replace two chillers, two cooling towers, two boilers, four air handlers and controls. Project budget was \$1,488,350 and project cost was \$1,471,961 leaving a balance of \$16,389. This amount will be retained for future CIP contingency funding.
7. Central Juvenile Hall, 900 E. Gilbert St., San Bernardino Replace HVAC Project (Phase II): Design complete. The original scope of work was to replace air handlers, controls, and to rezone and balance the system. The current project budget is \$600,000 and design costs in the amount of \$60,000 (total consultant contract \$68,000) have been expended. During the design phase, the aging hot water supply and return piping from the central plant to the air-handling units in the various buildings began to fail. The recommendation was made to replace the deteriorating piping because the hot water piping system has become unusable as a result of significant leakage. The plans are completed and include the replacement of the hot water and chilled water lines. The revised total project cost estimate is \$2,300,000. On November 23, 2004, the Board approved an increase in the project budget by \$1,700,000 from savings on completion of the High Desert Juvenile Detention Center and Assessment Center. This agenda item approves the plans and specifications and authorizes the Director of the Architecture and Engineering Department to advertise for bids.
8. Central Detention Center, 630 E. Rialto Ave., San Bernardino – Replace HVAC Controls and Air Balance (Phase II): Consultant selection is complete. The scope of work is to repair the existing Variable Air Volume boxes and controls and to air balance the system. The design consultant selection process is complete and the current budget is \$500,000. The estimated actual cost is \$800,000. This Board agenda item includes an increase in appropriations and revenues in the amount of \$300,000. On May 13, 2003 the Board directed that the CAO and Sheriff identify a different source of funding for this project. The recommendation is that the project be funded with Justice Facilities Reserve funds.
9. Chino Courthouse, 13260 Central Ave., Chino – Replace Air Handlers: Design is complete. The scope of work is to replace three air handlers, electronic controls and a boiler. The current budget is \$566,245. The Board approved the advertisement for bids on August 10, 2004. Architecture & Engineering Department advertised for bids per County policy and three contractors attended the pre-bid job walk on August 17, 2004. On September 13, 2004, one bid was

received from D. Burke Mechanical Corporation in the amount of \$662,000. The contractors that did not bid indicated the required evening and weekend work was a prohibitive factor or that they did not have sufficient bonding available. The revised project budget is \$814,379. On December 30, 2004, the Board allocated \$248,134 from county contingencies to complete funding for this project. This Board agenda item awards a construction contract to D. Burke Mechanical Corporation of Norco.

10. Information Services, 670 E. Gilbert St., San Bernardino – Replace HVAC First and Second Floor: Consultant selection is underway. The preliminary scope of work is to replace the existing Built Up System with a high efficiency water cooled chiller, cooling tower, water pumps, coils, install new controls and air balance the system. The original budget for this project was \$790,000 and on July 16, 2002 the Board re-allocated the entire budget to other HVAC projects. On July 20, 2004 the Board, provided \$84,222 for this project, and approved a revision to the HVAC Projects Summary Report. The revised project cost estimate is \$1,215,825. On December 30, 2004, the Board allocated \$1,131,603 from county contingencies bringing the total project budget to \$1,215,825.
11. Redlands Courthouse, 216 Brookside Ave., Redlands: Design is complete. The scope of work is to add a package air conditioning unit for the central lobby. The original budget for this project was \$310,000 and included the replacement of existing HVAC units, a new unit for the central lobby and air balance of the system. On July 16, 2002 the Board re-allocated the entire budget to other HVAC projects. On July 20, 2004 the Board provided \$38,193 for this project, for design and approved a revision to the HVAC Projects Summary Report. The revised project scope is for the addition of the package air conditioning unit for the central lobby only and because the construction cost estimate is under \$25,000, this work will be completed by Facilities Management.